

# UNOFFICIAL COPY



\*2322908028\*

Prepared by:

Elizabeth A. Pfiffner  
Filler & Pfiffner  
P.O. Box 115  
Marengo, IL 60152-0115

Doc# 2322908028 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2023 11:34 AM PG: 1 OF 3

Mail to:

Filler & Pfiffner  
P.O. Box 115  
Marengo, IL 60152-0115

Name and Address of Taxpayer:

James D. Smrt  
210 N. Lytle Drive  
Palatine, IL 60067



## TRUSTEE'S QUIT CLAIM DEED

THE GRANTOR, **John F. Smrt and Kristin L. Smrt**, as Co-Trustees, u/t/a dated **December 3, 2020** and known as the **John F. Smrt & Kristin L. Smrt Revocable Trust**, Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid, **CONVEYS AND QUIT CLAIMS** to **JAMES D. SMRT**, whose address is 210 N. Lytle Drive, Palatine, Illinois, the following described real estate, located in Cook County, Illinois, to-wit:

Lot 25 in Block 22 in Winston Park Northwest Unit No. 2, being a Subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, as Document No. 17536707 and re-recorded June 30, 1959 as Document No. 17584144, in Cook County, Illinois.

P.I.N. 02-13-310-037-0000

Property Address: 210 N. Lytle Drive, Palatine, IL 60067

REAL ESTATE TRANSFER TAX		14-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

02-13-310-037-0000 | 20230801696583 | 0-305-723-856

Subject to general taxes for the year 2023 and subsequent years; covenants, conditions and restrictions of record.

Together with the hereditaments, tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee, and his, her or their heirs and assigns forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

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P-3  
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11/17

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IN WITNESS WHEREOF, said Grantor, as Trustee, has hereunto set its hand and seal this 3<sup>rd</sup> day of August, 2023.

[Signature]  
John F. Smrt, Co-Trustee

[Signature]  
Kristin L. Smrt, Co-Trustee

Exempt under provisions of Paragraph e  
35 ILCS 200/31-45, Property Tax Code.

8/3/23  
Date [Signature]  
Buyer, Seller, Representative

STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF McHENRY    )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **John F. Smrt & Kristin L. Smrt**, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 3<sup>rd</sup> day of August, 2023.

[Signature]  
Notary Public



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 8 | 3 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

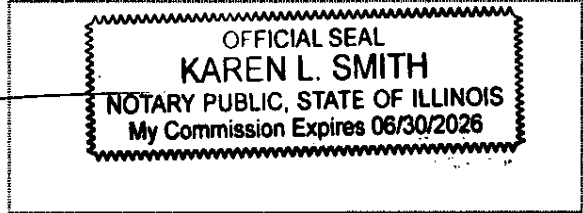
Subscribed and sworn to before me, Name of Notary Public: Karen L. Smith

By the said (Name of Grantor): John F. Smrt

On this date of: 8 | 3 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 8 | 3 | 20

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

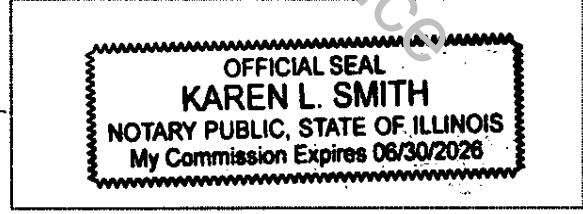
Subscribed and sworn to before me, Name of Notary Public: Karen L. Smith

By the said (Name of Grantee): Elizabeth A. Pfiffner, Agent

On this date of: 8 | 3 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)